

MINUTES OF THE REGULAR MEETING OF THE
REDEVELOPMENT AGENCY OF THE CITY OF
SAN DIEGO, CALIFORNIA
MONDAY, MAY 5, 1975

Present - Members Johnson, Hubbard, Martinet, Ellis and Chairman Wilson.
Absent - Members O'Connor, Williams, Morrow and Haro.
Secretary - Ed Nielsen.

Chairman Wilson called the Regular Meeting of the Redevelopment Agency to order at 4:16 P.M.

On motion of Member Martinet, seconded by Member Hubbard, the Minutes of the Regular Meeting of April 7, 1975, were unanimously approved, after which they were signed.

Members Morrow and Haro entered the meeting.

The conflict of interest issue as it pertains to Member Morrow and the Linda Vista Redevelopment Project was discussed, and General Counsel John Witt suggested that Member Morrow refrain from participating in Agency deliberations on the Linda Vista Redevelopment Project. Member Morrow stated that he should participate so the people of Linda Vista would be represented.

Member Williams entered the meeting.

Deputy Executive Director John Lockwood said there would be no action taken at this time on the Staff Report on the Linda Vista Redevelopment Project. Mr. Witt stated that Member Morrow could remain and listen to the discussion on this item, but not participate.

It was suggested by Member Morrow, and agreed to by Mr. Witt, that the conflict of interest issue be submitted to the Superior Court in the hope of obtaining a speedier determination than from the Fair Political Practices Commission.

Member Morrow agreed to withdraw his request for an opinion from the Fair Political Practices Commission and that the conflict of interest issue be submitted to the Superior Court at the earliest possible date.

In response to a question by Member Williams on how this would affect other redevelopment projects, Mr. Witt stated that the Act is a very broad one, and each situation should be considered as it arises.

Member Morrow left the meeting.

Mr. Ed Murphy, of City Staff, presented the Staff Report on the Linda Vista Redevelopment Project. He stated that the purpose of today's meeting is to inform the Agency that City Staff is unable to reach an agreement with Mr. McLane. According to Mr. Murphy, the tenants want new buildings and a completely clean environment and, therefore, the program that was presented to the Agency in January, 1975, is not feasible at this time.

Mr. Don Schoell, architect for the project, spoke on the economics of the Linda Vista Project and displayed various plans for the area involved - - the advantages and disadvantages and money involved with each plan.

Mr. Don McLane discussed his communication dated May 1, 1975, which was distributed to the Members at this meeting.

Member Williams questioned why the City did not hold ownership of the land and lease it.

Member Hubbard stated his concern about the lower value of the Morley strip property as compared to the other land in this project. Mr. McLane said that the Morley strip property is vacant and there are buildings on the other property. Consequently, the market price for occupied land is higher than for vacant land.

Dr. E. W. Barringer, Mrs. Ruby Zellman, Mr. Frank Unkeless, Mr. John Cheney and Mr. Emmett Hunt appeared to speak.

Engineering and Development Director Loren McCannon recommended that this item be referred to Staff for an analysis of Mr. McLane's proposal and returned to the Agency for consideration in two weeks (May 19, 1975).

Mr. Gerald Dawson, Attorney representing Mr. McLane, concurred with Mr. McCannon's recommendations that this report be referred to Staff, and returned for consideration by the Agency in two weeks. He also stated that Mr. Morrow's vote on this issue is important only if it makes a difference in the outcome.

Mr. Ed Murphy answered questions from Member Hubbard regarding the options to purchase the parcels of land in this project, stating that he would investigate the possibility of securing an option on Parcel #9.

It was moved by Member Martinet, seconded by Member Williams, that Staff report back to the Agency at 4:00 P.M., May 19, 1975, with further analysis of Mr. McLane's proposal, and also to work with other potential developers for this project. This motion was unanimously approved.

Mr. Jim Amis spoke on the Consultant Report on Cityscape Guidelines for the Horton Plaza Project displaying sketches of the proposed sidewalks, landscaping, etc. A draft copy of the Cityscape Design, Guidelines for Horton Plaza, prepared by ROMA and Omi Land Associates was distributed to the Agency.

Delza Martin appeared to speak.

A motion was made by Member Hubbard, seconded by Member Martinet, to accept the Consultant Report on Cityscape Guidelines for the Horton Plaza. This motion was unanimously approved.

RESOLUTION 224, approval of the final plans and specifications for the improvements to the "B" Street Plaza, 12th Avenue, Russ Boulevard and the landscaping of land within the City College Redevelopment Project, in accordance with the plans and specifications hereinabove referred to, was unanimously adopted on motion of Member Hubbard, seconded by Member Johnson.

A proposed Resolution authorizing the Executive Director or his designee to execute an agreement with the San Diego Community College District for the purpose of providing art work on the City College campus as part of the City College Project, and that the expenditure of not to exceed fifty thousand dollars (\$50,000.00) from City College Redevelopment Fund 9834 to be used solely for the above purpose was presented.

Mr. Jim Spotts, of City Staff, suggested that the appointment of an Agency representative to serve on the committee to select the artisan and the beautification work.

Chairman Wilson indicated that a representative of the Agency would be appointed to serve on this committee, stating that this would be resolved in Executive Session and suggested it be back before the Agency in two weeks.

RESOLUTION 225 authorizing the Executive Director or his designee to execute an agreement with the San Diego Community College District for the purpose of providing art work on the City College campus as part of the City College Project, and that the expenditure of not to exceed fifty thousand dollars (\$50,000.00) from City College Redevelopment Fund 9834 to be used solely for the above purpose was adopted on motion of Member Martinet, seconded by Member Hubbard.

RESOLUTION 226 authorizing the Executive Director to execute, for and on behalf of The Redevelopment Agency of The City of San Diego, an Agreement with the Pasadena Redevelopment Agency for the purpose of sharing in the cost of a comprehensive study of the tax increment method of financing redevelopment projects, under the terms and conditions set forth in the form of agreement, and that the expenditure of not to exceed two thousand dollars (\$2,000.00) from Horton Plaza Redevelopment Fund 984 is hereby authorized solely and exclusively to provide funds for Agency's share of the above stated study was unanimously adopted on motion of Member Hubbard, seconded by Member Johnson.

RESOLUTION 227 authorizing, empowering and directing the Executive Director or his designee to execute, for and on behalf of the Redevelopment Agency of The City of San Diego an agreement with The City of San Diego for provision of services for the Market Street Industrial Park Project, under the terms and conditions set forth in the form of agreement was unanimously adopted on motion of Member Haro, seconded by Member Martinet.

There being no further business to come before the Agency at this time, the Regular Meeting was adjourned at 6:20 P.M. to 4:00 P.M., Monday, May 19, 1975, in the Council Chambers, to consider the Staff Report on the Linda Vista Redevelopment Project.



Chairman of the Redevelopment Agency
of The City of San Diego, California

ATTEST:



Secretary of the Redevelopment Agency
of The City of San Diego, California